

FOR SALE: THE HERITAGE

US 400 & Yorktown Parkway - Lot Pricing Available



MASTER PLAN USAGE

Specialty Shop | Restaurant | Office | Retail
Hotel | Senior Living | Multi-Family

PROPERTY HIGHLIGHTS

- Located in Andover, KS – the most affluent suburb of Wichita
- Active lifestyle development including walking paths, bike trails, and town square
- Excellent demographics
- Development Area: 103 +/- acres
- Daily Traffic: 48,500 vehicles per day at US 400 / Hwy 54 Kellogg and Andover Road
- Traffic signal at Kellogg/Yorktown Parkway
- Heritage Square: 186 resort-style apartments & 42,000 sq feet of street-level commercial space



TRAFFIC
COUNT
22,100



POPULATION
(5 MI)
45,585



AVERAGE HH
INCOME (5 MI)
\$181,829



EMPLOYED
(5 MI)
14,167



MEDIAN AGE
(5 MI)
39.2



Kurt Yowell

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THE
HERITAGE



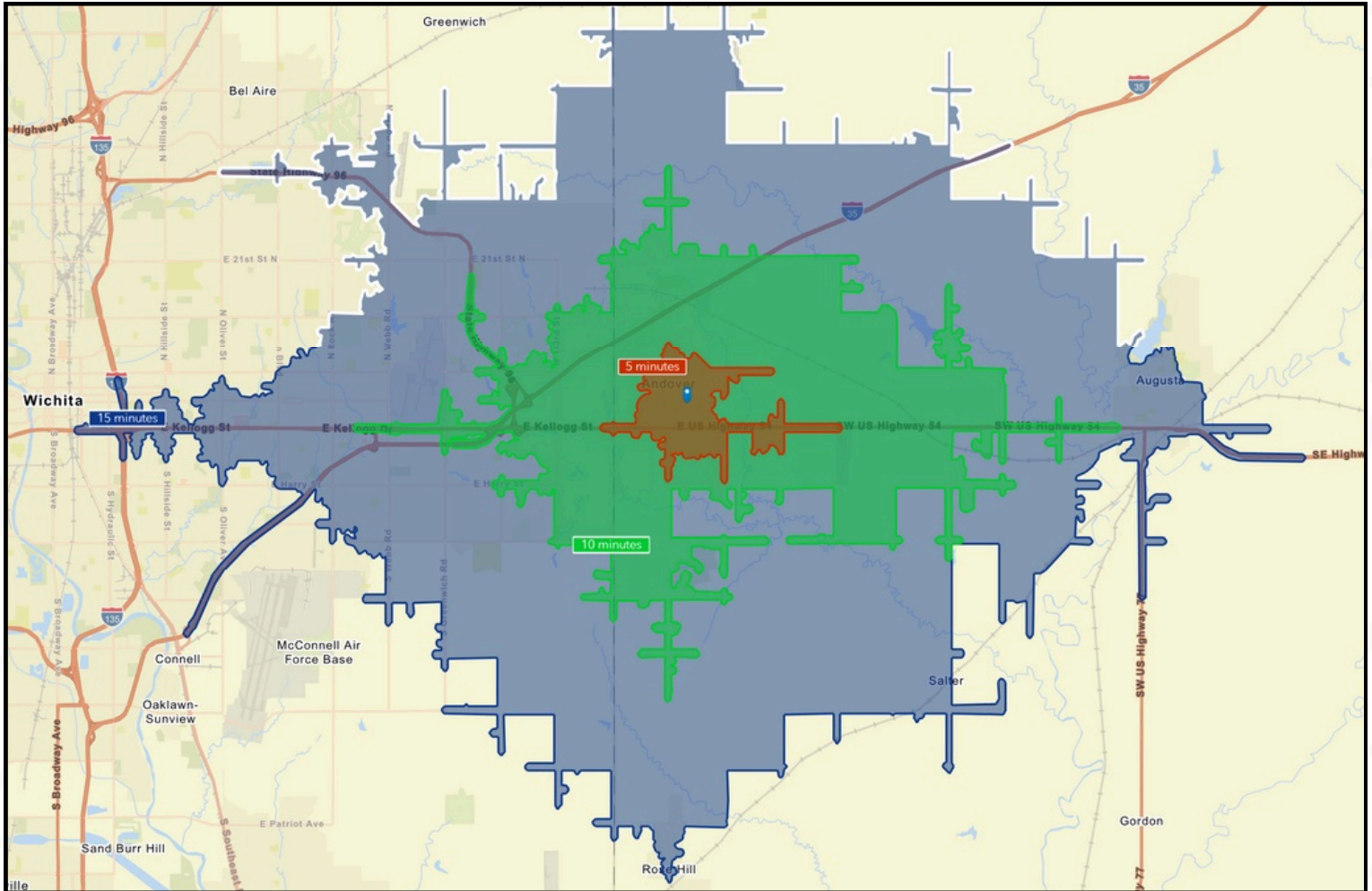
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1425 E. Douglas Ave. Suite 100 Wichita, KS 67211

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2024	1 Mi	5 Min	3 Mi	10 Min	5 Mi	15 Min
Population	5,160	5,986	22,304	30,543	45,585	122,208
Median Household Income	\$93,226	\$98,169	\$123,366	\$121,822	\$131,662	\$93,407
Average Household Income	\$123,718	\$131,889	\$166,260	\$166,218	\$181,829	\$134,824



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Lies Properties, LLC



SITE MASTER PLAN

Andover, KS



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Lot #	Acres	Sq Ft	Lot #	Acres	Sq Ft	Lot #	Acres	Sq Ft
L1	SOLD	134,384	L12	0.71	30,755	L19	PENDING	40,822
L2	1.28	55,611	L13	0.57	24,762	L20	PENDING	26,785
L3-A	0.83	36,010	L14	0.86	37,468	L21	1.13	49,410
L3-B	1.11	48,407	L15	0.76	32,942	L22	PENDING	3,029
L4-A	0.73	31,749	L16	0.85	37,200	L23	SOLD	59,873
L4-B	0.94	41,151	L17	0.69	29,887	L24	SOLD	27,137
L5-A	0.87	37,869	L18	SOLD	-	L25	SOLD	27,833
L5-B	0.92	40,094						
L6-A	SOLD	32,488						
L6-B	SOLD	31,834						
L7	2.25	98,147						
L8	0.26	11,284						
L9	0.31	13,712						
L10	SOLD	142,304						
L11	0.56	24,453						



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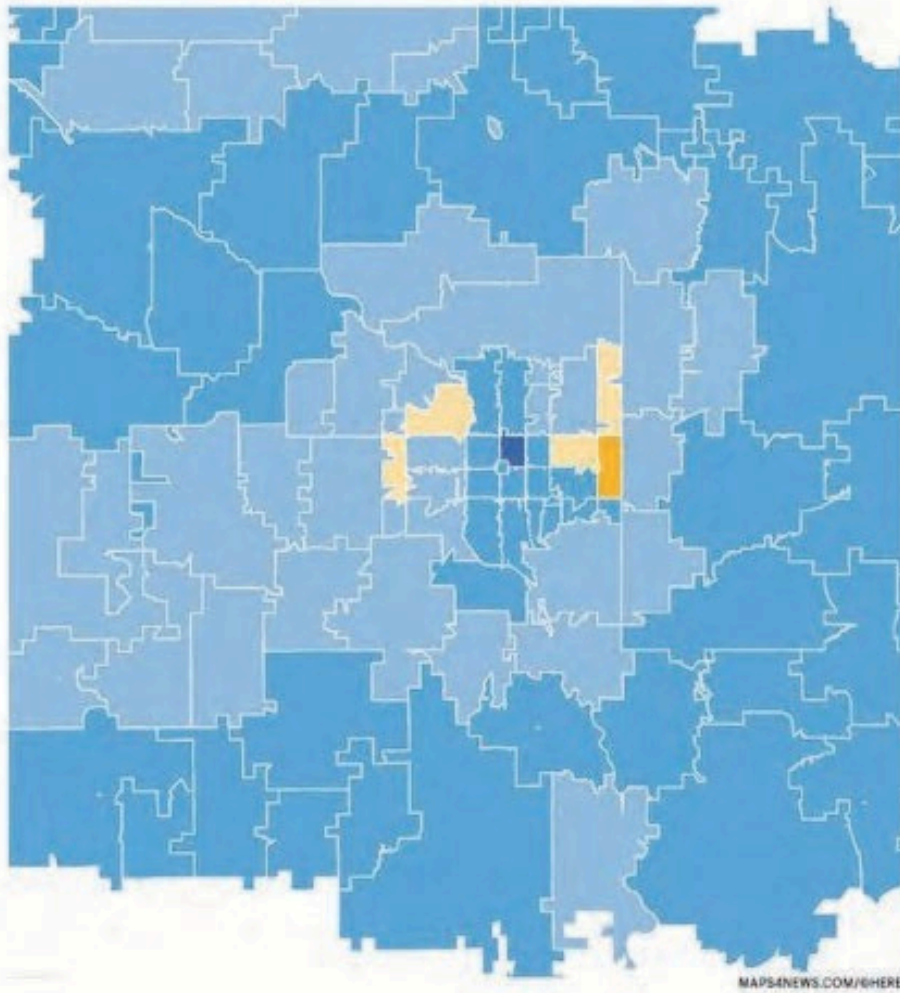
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AFFLUENCE SCORE

- More than 200
- 100 to 200
- 0 to 100
- 100 to 0
- Less than -100

UPPER QUARTILE HOME VALUE (U.S. affluence rank)

Andover	\$228,700 (1,922)
Kechi	\$224,300 (2,224)
North Newton	\$211,500 (2,792)

MEDIAN HOME VALUE (U.S. affluence rank)

Andover	\$176,600 (1,922)
Kechi	\$167,000 (2,224)
Derby	\$152,000 (3,564)

"See where the money lives in the Wichita Area"

By Josh Heck - Reporter, Wichita Business Journal

<https://www.bizjournals.com/wichita/news.2017/07/07/see-where-the-money-lives-in-wichita-area.html>

Andover, KS- "America's Best 50 Cities to Live"

-24/7 Wall St. (at #38, the only city in Kansas named)



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